BENEDICTS

To Let

Stratton Court, 1 Kimber Road

Abingdon, OX14 1SG

High Quality Lab Enabled Offices In A Strategic Location Within Abingdon At The Heart Of Oxfordshire's Life Science Cluster

- Available space from 215 sq ft
- Lab Enabled
- Modern Accommodation
- Air Conditioning
- Nearby Amenities
- Good Parking Provision
- Strategic Location
- Flexible Terms

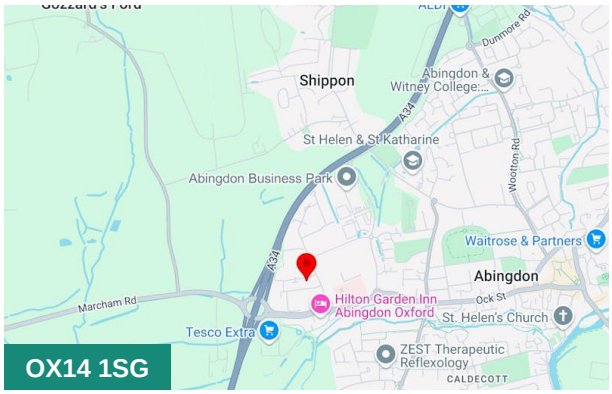
217 to 6,000 sq ft

(20.16 to 557.42 sq m)

Stratton Court, 1 Kimber Road, Abingdon, OX14 1SG

Summary

Available Size	217 to 6,000 sq ft
Rent	£19 - £30 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)



Location

Situated off the A34, south of Oxford, Abingdon has become one of Oxfordshire's principal commercial locations at the heart of a world class scientific technology hub, offering excellent communications on a local and national level. The town is home to a growing residential population and is expected to undergo further commercial expansion over the coming years.

Within Abingdon itself, the subject premises occupy a strategic position on Kimber Road in close proximity to the A34 and Abingdon's out of town retail and leisure offerings.

Description

Small suites available from 215 sq ft on flexible terms - please enquire.

Stratton Court is a high quality office building with premium finishes. The first floor provides open-plan office space equipped with air conditioning, raised floors and suspended ceilings with Category 2 lighting. The property includes a modern kitchen with integrated appliances and benefits from self-contained WC and shower facilities.

Externally the property benefits from good parking provision with 25 allocated car parking spaces.

Accommodation

The accommodation comprises the following Net Internal Areas:

Name	sq ft	sq m
1st	6,000	557.42
Total	**6,000**	**557.42**

Terms

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954. Flexible lease terms are available.

Viewing & Further Information

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